

ZB# 04-45

William Sherman

60-1-18.3

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
GRANTED 7-12-04

ZBA #04-45 WILLIAM SHERMAN
(AREA) 9 LAKESIDE DR. (60-1-18.3)

William Sherman 496-0740

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 5/10/04

APPLICANT: William & Ellen Sherman
9 Lakeside Drive
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 5/7/04

FOR : William & Ellen Sherman

LOCATED AT: 9 Lakeside Drive


ZONE: R-4 Sec/Blk/ Lot: 60-1-18.3

DESCRIPTION OF EXISTING SITE: Single family dwelling

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-14A

1. Accessory buildings shall be set-back 10ft from any lot line. Proposed 8x10 shed will be 7ft from the side property line. A variance of 3ft is required.

COPY


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 8x10 shed

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:	10ft	7ft	3ft
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REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAY 07 2004

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2004-646

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises WILLIAM & ELLEN SHERMAN

X Address 9 Lakeside Dr. Phone # 496-0740

X Mailing Address same Fax # _____

Name of Architect _____

Address _____ Phone _____

X Name of Contractor Mr. Shed

X Address 520 Blooming Grove Turnpike Phone 565-7433

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

X 3. Tax Map Description: Section 60 Block 1 Lot 18.3

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____

X b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other 8x10 Shed

X 6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

X 10. Estimated cost \$1500

Fee \$50.00

PAID

ZONING BOARD OK

CH # 3882

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychevsky
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

X Ellen Marx-Sherman
(Signature of Applicant)

9 Lakeside Dr.
(Address of Applicant)

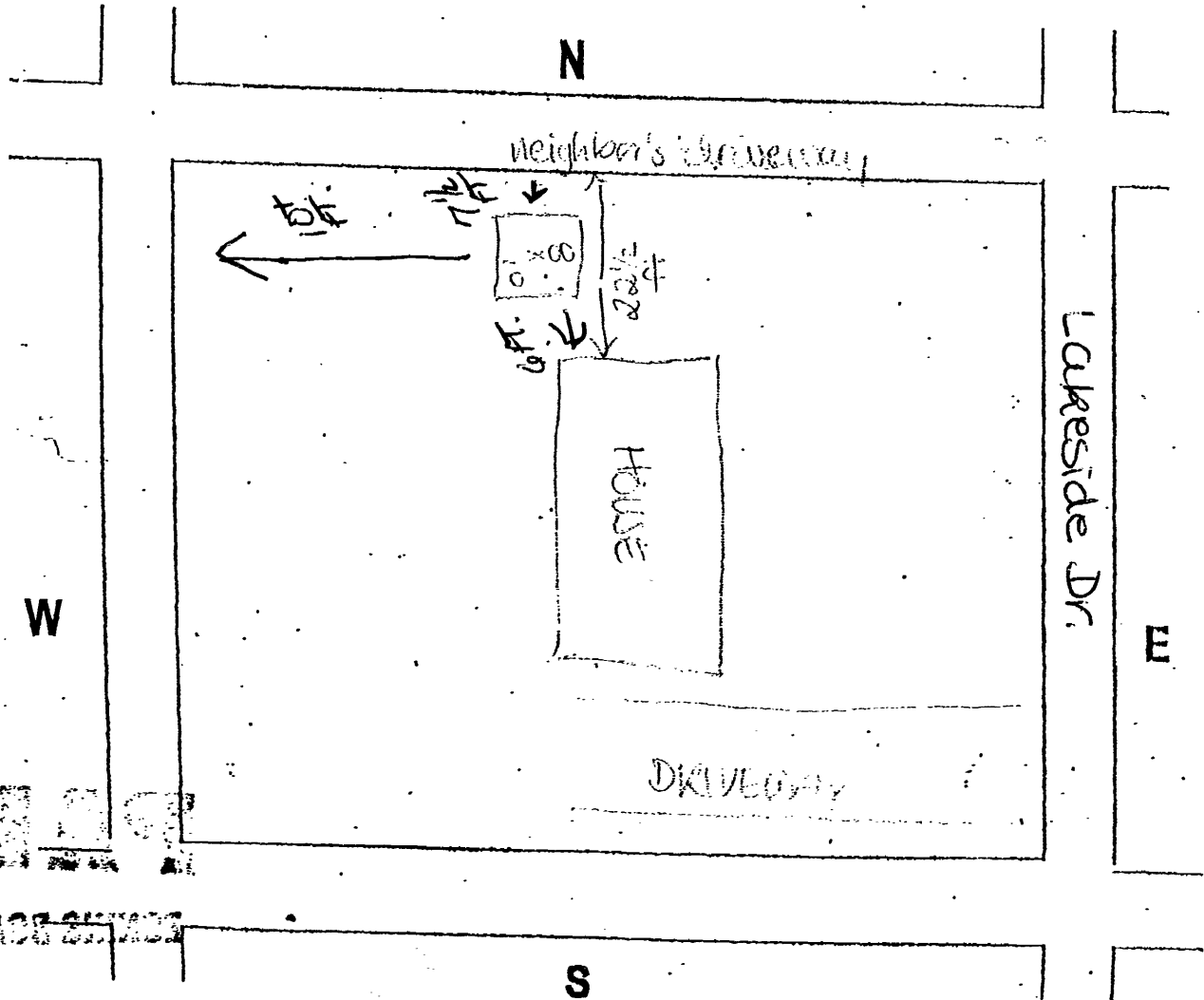
X Ellen Marx-Sherman
(Owner's Signature)

same

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



THE A-FRAME

\$1345 +
1 PIER

An adequate solution
for any storage need
you have

Beautiful Lawns...

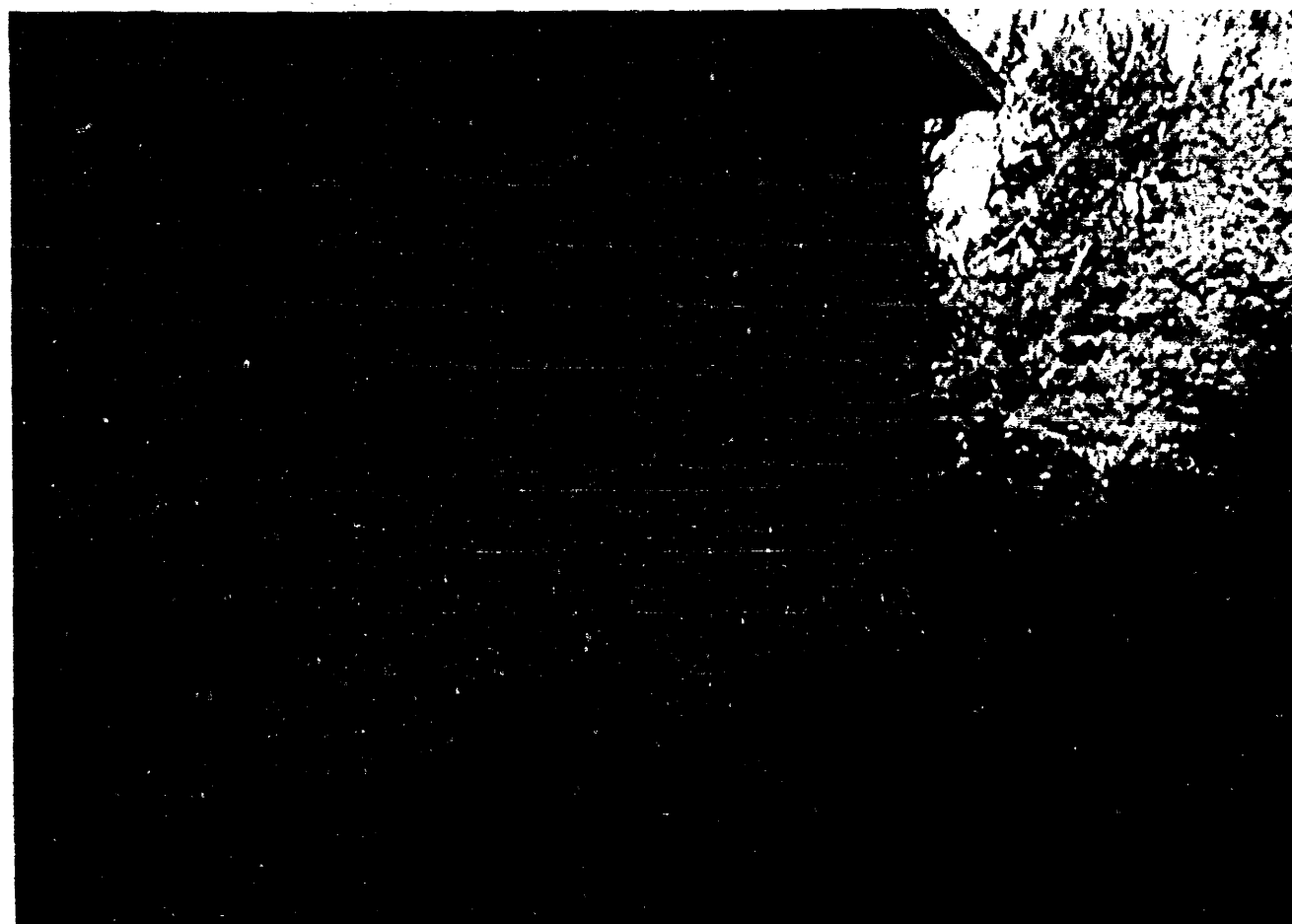
FEELING FINISHED

NATURAL



North
Side
for
Shed





North
Side



for shot!

Back of House



(East Face) Front of House





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

September 21, 2004

William Sherman
9 Lakeside Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #04-45

Dear Mr. Sherman:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 60-1-18.3

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

WILLIAM SHERMAN

AREA

CASE #04-45

WHEREAS, William & Ellen Sherman, owner(s) of 9 Lakeside Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an) Request for 3 ft. Side Yard Setback for proposed 8ft. X 10ft. shed (48-14A) at 9 Lakeside Drive in an R-4 Zone (60-1-18.3);

WHEREAS, a public hearing was held on July 12, 2004 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) Applicant seeks to erect a storage shed on the property but, because of the size of the property does not have sufficient area.
 - (c) The shed, if permitted, will be similar in size and appearance to other sheds in the neighborhood.

- (d) No trees or substantial vegetation will be removed in the building of the shed.
- (e) The shed will not create the ponding or collection of water or divert the flow of water drainage.
- (f) The shed will not be built on top of, nor will it interfere with, any easements including, but not limited to, water, sewer and utilities easements.
- (g) The topography of the property makes the location of the shed, other than in the place requested, a problematic one. Therefore, its proposed location is the safest and best place for the shed.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

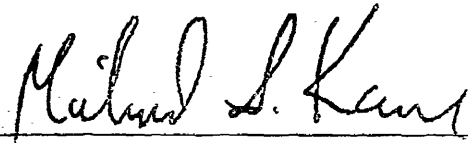
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 3 ft. Side Yard Setback for proposed 8ft. X 10ft. shed (48-14A) at 9 Lakeside Drive in an R-4 Zone (60-1-18.3) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: July 12, 2004

A handwritten signature in cursive script, reading "Michael S. Kaur", is written over a horizontal line.

Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 08-09-04
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 197.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #04-45

NAME & ADDRESS:

**William Sherman
9 Lakeside Drive
New Windsor, NY 12553**

THANK YOU,

MYRA

L.R.08-09-04



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #04-45 TYPE: AREA

APPLICANT Name & Address:

William Sherman
9 Lakeside Drive
New Windsor, NY 12553

TELEPHONE: 496-0740

RESIDENTIAL:	\$ 50.00	CHECK # <u>3905</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 3904

~~~~~

| <u>DISBURSEMENTS:</u>        |                | <u>MINUTES</u><br><u>\$5.50 / PAGE</u> | <u>ATTORNEY</u><br><u>FEE</u> |
|------------------------------|----------------|----------------------------------------|-------------------------------|
| PRELIMINARY:                 | <u>3</u> PAGES | \$ <u>16.50</u>                        | \$ <u>35.00</u>               |
| 2 <sup>ND</sup> PRELIMINARY: | ___ PAGES      | \$ _____                               | \$ _____                      |
| PUBLIC HEARING:              | <u>3</u> PAGES | \$ <u>16.50</u>                        | \$ <u>35.00</u>               |
| PUBLIC HEARING:              | ___ PAGES      | \$ _____                               | \$ _____                      |

TOTAL:                  \$ 33.00          \$ 70.00

~~~~~

ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 103.00

AMOUNT DUE: \$ _____

REFUND DUE: \$ 197.00

Cc:

L.R. 08-09-04

WILLIAM SHERMAN (04-45)

Mr. and Mrs. William Sherman appeared before the board for this proposal.

MR. KANE: Request for 3 ft. side yard setback for proposed 8 ft. x 10 ft. shed at 9 Lakeside Drive in an R-4 zone. Tell us what you want to do just like in the preliminary.

MRS. SHERMAN: We want to put up an 8 x 10 shed on our side property, just wasn't enough so we need a variance.

MR. SHERMAN: We've got the 6 foot between our house and the shed but we don't have the 10 foot between the other side of the shed and the property line.

MR. KANE: Shed is similar to or will be similar to other sheds in your neighborhood?

MR. SHERMAN: Yes.

MR. KANE: Going to be cutting down any trees or substantial vegetation in the building of the shed?

MR. SHERMAN: No.

MR. KANE: Create any water hazards or runoffs?

MR. SHERMAN: No.

MR. KANE: Town water and sewer?

MRS. SHERMAN: We're on Town sewer but we have well water.

MR. KANE: Where is your well?

MR. SHERMAN: Right in the front of the house.

MR. KANE: Any easements running or right-of-ways running through where the shed is going to be on your property?

MR. SHERMAN: No.

MR. KANE: And can you just explain to us why the shed couldn't be placed in the area where you wouldn't need a variance?

MR. SHERMAN: There's no space actually with our property to put something.

MRS. SHERMAN: The back is downsloped, the side is the driveway.

MR. KANE: So this is basically the safest and only place you can put the shed on your property?

MR. SHERMAN: Exactly.

MR. KANE: Guys have any questions right now? Then I'll open it up to the public and ask if there's anybody in the audience for this particular hearing? Seeing as there is not, we will close the public portion and ask Myra how many mailings we had.

MS. MASON: On June 22nd, I mailed out 43 envelopes and had no responses.

MR. KANE: And you understand that if we approve the shed going there that you have to conform to all the standards set by the building department?

MR. SHERMAN: Yes.

MR. KANE: Joe? Mike?

MR. REIS: Folks, are you going to have electric to the

shed?

MR. SHERMAN: No.

MR. RIVERA: Accept a motion?

MR. KANE: Yes, I will.

MR. RIVERA: That we grant William Sherman the requested three foot side yard setback for the proposed 8 foot by 10 foot shed at 9 Lakeside Drive.

MR. MINUTA: Second it.

ROLL CALL

MR. MINUTA	AYE
MS. LOCEY	AYE
MR. REIS	AYE
MR. RIVERA	AYE
MR. KANE	AYE



ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS
P.O. Box 509, 2455 Route 17M
Goshen, New York 10924-0509
TEL (845) 291-2750 FAX (845) 291-2778

Edward A Diana, County Executive
Edmund A. Fares, P.E., Commissioner of Public Works

June 25, 2004

Michael Kane, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12553

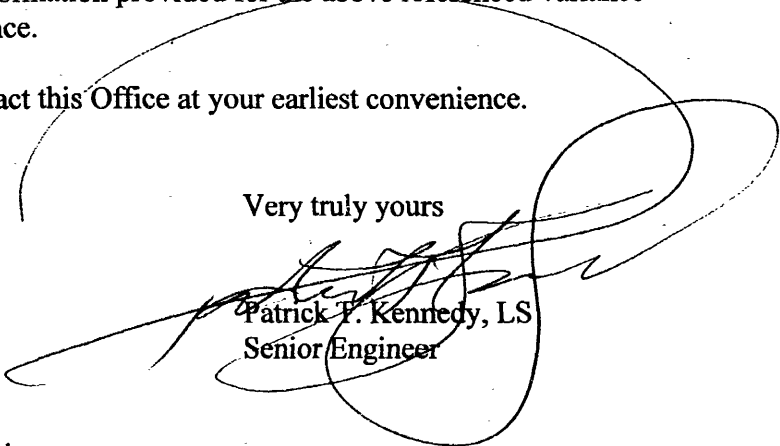
Re: Request for Area Variance – Side Yard Setback
William Sherman, 9 Lakeside Road
Tax Map Section 60, Block 1, Lot 18.3

Dear Mr. Kane:

This Department has reviewed the information provided for the above-referenced variance request and has no objection to said variance.

If you have any questions please contact this Office at your earliest convenience.

Very truly yours


Patrick T. Kennedy, LS
Senior Engineer

Cc: Charles W. Lee, PE, Deputy Commissioner
Cesare L. Rotundo, PE, Principal Engineer

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

WILLIAM SHERMAN

**AFFIDAVIT OF
SERVICE
BY MAIL**

#04-45

-----X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 22ND day of JUNE, 2004, I compared the 43 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

22ND day of June, 2004

J. J. Mead (Gallagher)
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

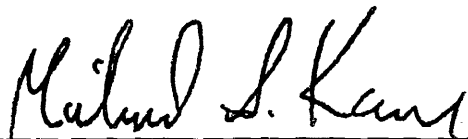
Appeal No. 04-45

Request of WILLIAM SHERMAN

for a VARIANCE of the Zoning Local Law to Permit:

Request for 3 ft. Side Yard Setback for proposed 8ft. X 10ft. shed (48-14A) at 9 Lakeside Drive in an R-4 Zone (60-1-18.3)

PUBLIC HEARING will take place on JULY 12, 2004
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.

A handwritten signature in black ink, appearing to read "Michael S. Kane", written over a horizontal line.

Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 22, 2004

William Sherman
9 Lakeside Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #04-45

Dear Mr. Sherman:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this ad. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

9 Lakeside Drive
New Windsor, NY

is scheduled for the July 12, 2004 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

WILLIAM SHERMAN (04-45)

Mr. and Mrs. William Sherman appeared before the board for this proposal.

MR. KANE: Request for 3 ft. side yard setback for proposed 8 ft. x 10 ft. shed at 9 Lakewide Drive in an R-4 zone. Tell us what you want to do?

MR. SHERMAN: We want to put up an eight foot wide by ten foot long shed on the side of our house between our property and the neighbor's property.

MR. KANE: Shed is similar in size to other sheds in the neighborhood?

MR. SHERMAN: Yes.

MR. KANE: It's not existing right now?

MR. SHERMAN: Right.

MR. KANE: Tell me why we can't put it in a place that you don't need a variance?

MR. SHERMAN: Don't have any other place on the property to put it.

MRS. SHERMAN: Behind the house is a steep slope, down the other side of the house is our driveway.

MR. KANE: This is the only safe area that you can put a shed which is almost a necessity nowadays?

MR. SHERMAN: Yes.

MR. KANE: Will you be cutting down any trees or removing any shrubbery with the building of the deck?

MR. SHERMAN: No.

MR. KANE: You understand that if you do get a variance on this, you'll need to pass all the requirements from the building department?

MR. SHERMAN: Yes.

MR. MC DONALD: It's not over any easements, water or sewer lines, anything like that?

MRS. SHERMAN: No.

MR. KANE: Are you going to be bringing any power out to the shed?

MR. SHERMAN: No.

MR. MC DONALD: Is this going to be over a poured foundation, a slab, concrete blocks, how is it going to be set?

MRS. SHERMAN: I don't remember what he told us.

MR. KANE: Don't have to answer that. For the public hearing, find out so we can have it in the record whether it's just going to be on railroad ties or sitting directly on the ground. This is the side that the shed is going on right here?

MR. SHERMAN: Yes.

MR. KANE: Will it be visible from the street?

MRS. SHERMAN: In the winter, yes, summer, no, seasonal visibility.

MR. KANE: No further questions from me.

MR. REIS: Accept a motion?

June 14, 2004

22

MR. KANE: Yes, I will.

MR. REIS: I make a motion we set up Mr. Sherman for his requested three foot side yard setback for proposed shed at 9 Lakeside Drive.

MR. MC DONALD: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. MC DONALD	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF:

June 14, 2004

PROJECT: William Sherman

ZBA # 04-45
P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
MINUTA
KANE

NEGATIVE DEC: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
MINUTA
KANE

PUBLIC HEARING: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
MINUTA
KANE

APPROVED: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
MINUTA
KANE

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) Rs S) Mc VOTE: A N
RIVERA A
MCDONALD A
REIS A
MINUTA A
KANE A
CARRIED: Y 4 N 0

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA
MC DONALD
REIS
MINUTA
KANE

CARRIED: Y N

No trees
No easements
No electric



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

June 9, 2004

William Sherman
9 Lakeside Drive
New Windsor, NY 12553

Re: 60-1-18.3 ZBA# 04-45

Dear Mr. Sherman:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$ 65.00, minus your deposit of \$25.00.

Please remit the balance of \$ 40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

57-1-76
John Ducey & Giselle Ulmo
34 Lakeside Drive
New Windsor, NY 12553

57-1-80.11
Serge & Julia Morel
20 Lakeside Drive
New Windsor, NY 12553

57-2-1
Beaver Dam Lake Protection &
Rehabilitation District
c/o Dept. of Public Works
Route 17M / P.O. Box 509
Goshen, NY 10924

60-1-15 & 60-1-29
Richard D Clausen
29 Lakeside Drive
New Windsor, NY 12553

60-1-18.2
Haris Durutlic
13 Lakeside Drive
New Windsor, NY 12553

60-1-21.2
Richard Morasse
5 Winterview Lane
Cornwall-On-Hudson, NY 12520

60-1-25
Patricia Kennedy
P.O. Box 307
Salisbury Mills, NY 12577

62-1-1.21
Jaime Vargas
607 Shore Road
New Windsor, NY 12553

62-2-7
Carl & Laura Rosenbauer
323 Walnut Avenue
New Windsor, NY 12553

62-2-26 - 62-2-30
Lorraine & George Ventiera, Jr.
614 Shore Drive
New Windsor, NY 12553

57-1-78.2
Patricia Furman
28 Lakeside Drive
New Windsor, NY 12553

57-1-81.11
Bruce & Carol Anne Shepard
16 Lakeside Drive
New Windsor, NY 12553

60-1-13
Judy Schmidt
33 Lakeside Drive
New Windsor, NY 12553

60-1-16
Frank Kincade, Sr.
P.O. Box 415
Washingtonville, NY 10992

60-1-19
Joseph & Sylvia O'Halloran
2 Short Road
New Windsor, NY 12553

60-1-22
Joan & Thomas Brand, Jr.
13 Short Road
New Windsor, NY 12553

60-1-26
Raymond & Margaret Robare
360 Arrowhead Trail
Christiansburg, VA 24073

62-1-3.2
Jourens & Angeline Mans
603 Shore Drive
New Windsor, NY 12553

62-2-8
Lucia Florio
321 Walnut Avenue
New Windsor, NY 12553

62-2-31.1
Robert & Judith Norman
618 Shore Drive
New Windsor, NY 12553

57-1-79.2
CGK Construction, LLC
101 Pine Hill Road
Highland Mills, NY 10930

57-1-83
Jeffrey & Kathleen Roma
P.O. Box 109
Salisbury Mills, NY 12577

60-1-14
Richard Clausen
31 Lakeside Drive
New Windsor, NY 12553

60-1-18.1
Arlene & Brian Henricksen
19 Lakeside Drive
New Windsor, NY 12553

60-1-20 & 60-1-21.1
Arthur Beal
19 Short Road
New Windsor, NY 12553

60-1-23 & 60-1-24
Margaret Lally
17 West 174 Deerpath Road
Bensenville, IL 60106

60-1-27
Todd & Maureen Edelson
4 North Brookwood Drive
Montclair, NJ 07042

62-2-2 & 62-2-3
Anthony & Christine Gooler
327 Walnut Avenue
New Windsor, NY 12553

62-2-10
Michael Fumarola
319 Walnut Avenue
New Windsor, NY 12553

62-2-33.1
James Allen
622 Shore Drive
New Windsor, NY 12553

62-3-1
Stella Vargas
P.O. Box 4213
New Windsor, NY 12553

62-3-4.2
Lois Mungiovi
325 Linden Avenue
New Windsor, NY 12553

62-4-11
Paul & Katarina Rubino
316 Linden Avenue
New Windsor, NY 12553

62-4-17
Mary Ellen & Thomas McGowan, Jr.
333 Maple Avenue
New Windsor, NY 12553

62-4-20
John & Susan Pucci
337 Maple Avenue
New Windsor, NY 12553

62-3-2 & 62-3-3
James & Cassandra Kane
324 Walnut Avenue
New Windsor, NY 12553

62-3-5.1
Daniel Voglesong
CMR 442 Box 607
Heidelberg
APO-AE 09042-0607

62-4-12.1
Kathleen Campbell
2 Natures Way
Cornwall, NY 12518

62-4-18
Joseph Andretta
Janine Greco
4 Lakeside Drive
New Windsor, NY 12553

62-3-4.1
Robert Fillingham
Carol Frankel
319 Linden Avenue
New Windsor, NY 12553

62-4-1
Beaver Dam Lake Water Corp.
c/o Emily Mastellone, Treasurer
360 Oak Drive
New Windsor, NY 12553

62-4-16.2
Rami Bleibel
328 Linden Avenue
New Windsor, NY 12553

62-4-19
Guy & Beth Rickli
10 Lakeside Drive
New Windsor, NY 12553

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 06-03-04

FOR: ESCROW 04-45

FROM: WILLIAM SHERMAN

9 LAKESIDE DRIVE

NEW WINDSOR, NY

CHECK NUMBER: 3904

TELEPHONE: 496-0740

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

Jay Reier 6/3/04
NAME DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#541-2004

06/03/2004

Marx, Ellen J. *ZBA 04-45*
9 Lakeside Drive
New Windsor, N.y. 12553

Received \$ 50.00 for Zoning Board Fees, on 06/03/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 3, 2004

William Sherman
9 Lakeside Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #04-45

Dear Mr. Sherman:

This letter is to inform you that you have been placed on the June 14th, 2004 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

9 Lakeside Drive
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

LAURITANO APPRAISAL SERVICES, INC.

CT011301RBC

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. N/A MARX/SHERMAN

Property Description

Property Address	9 Lakeside Drive	City	New Windsor	State	N.Y.	Zip Code	12553
Legal Description	Liber 2152 Page 1075 T/O New Windsor			County	Orange		
Assessor's Parcel No.	Section-60 Block-1 Lot-18.3	Tax Year	99-00	R.E. Taxes \$	5,140.96	Special Assessments \$	N/A
Borrower	Marx, Ellen/Sherman, William	Current Owner	Morasse/Richard & Ursul	Occupant:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)	HOA \$	0.00 /Mo.
Neighborhood or Project Name	Beaver Dam Lake	Map Reference	12-X-8 Hagstrom	Census Tract	5950.125		
Sale Price \$	151,500	Date of Sale	Pending	Description and \$ amount of loan charges/concessions to be paid by seller	None per Buyer		
Lender/Client	Chase Manhattan Bank	Address	433 Main Street, Suite 224, West Hartford, CT 06110				
Appraiser	Alexis S. Cahill	Address	LAURITANO APPRAISAL SERVICES, INC., MASSAPEQUA, NY 11758				

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing	Present land use %	Land use change
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE \$1000	One family 85%	<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	AGE (yrs)	2-4 family 5%	<input type="checkbox"/> In process
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	75 Low New	Multi family 0%	To:
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vacant (over 5%)	300 High 75+	Commercial 0%	
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.		Predominant	(Vacant) 10%	
					165	20+	

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: The area known as Beaver Dam Lake.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

The subject is located in a well established residential area surrounded by varying style and aged single family homes in the Town of New Windsor Orange County. All support facilities, schools and shopping appear adequate and within reasonable driving distances.

The subject enjoys easy access to Routes 94 and 32.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

The market appears to be stable and no time adjustments are required. No known discounts, buydowns or major sales concessions are being granted in the current market. Conventional loans are readily available for the purchases of real estate. Per the Greater Hudson Valley MLS dated 10/13/99 area homes are selling at approximately 97.5% of the list price in 148 days.

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Approximate total number of units in the subject project	N/A
Approximate total number of units for sale in the subject project	N/A
Describe common elements and recreational facilities: N/A	

Dimensions	114.9 X 176.6 X 120 X 210.3 Per Tax Map	Topography	Downward slope
Site area	0.55 Acres Per Tax Records	Size	Typical for area
Specific zoning classification and description	R4-Suburban Residential	Shape	Irregular rectangle
Zoning compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage	Appears adequate
Project features	<input checked="" type="checkbox"/> Precipitous <input type="checkbox"/> Chert (for chert)	View	Average

SITE	Utilities	Public	Other	Off-site Improvements	Type	Public	Private	Landscaping	Typical
	Electricity	<input checked="" type="checkbox"/>	200 AMPS	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway Surface	Gravel
	Gas	<input type="checkbox"/>		Curb/gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Apparent easements	None apparent
	Water	<input type="checkbox"/>	Well	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Zone	C Map Date 12/15/78
	Storm sewer	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Map No.	360628 0005 B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): No apparent adverse easements or encroachments were noted. The site is moderately landscaped and conforms well to the area. The deed and survey were not available for review. **WELL WATER TEST AND CERTIFICATION IS RECOMMENDED.**

DESCRIPTION OF IMPROVEMENTS	GENERAL DESCRIPTION			EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT			INSULATION		
	No. of Units	*One		Foundation	Concrete		Slab	No		Area Sq.Ft.	1248		Roof	Cncl'd.	<input checked="" type="checkbox"/>
	No. of Stories	One		Exterior Walls	Vinyl Sid.		Crawl Space	No		% Finished	100		Ceiling	Cncl'd.	<input checked="" type="checkbox"/>
	Type (Det./Att.)	Detached		Roof Surface	Asph. Sh.		Basement	Yes		Ceiling	Drywall		Walls	Cncl'd.	<input checked="" type="checkbox"/>
	Design (Style)	Bilevel		Gutters & Dwnspits.	Aluminum		Sump Pump	None noted		Walls	Drywall		Floor	Cncl'd.	<input checked="" type="checkbox"/>
	Existing/Proposed	Existing		Window Type	Wood D. H.		Dampness	None noted		Floor	Carpet		None		<input type="checkbox"/>
	Age (Yrs.)	13		Storm Screens	Yes/Yes		Settlement	None noted		Outside Entry	Yes		Unknown		<input checked="" type="checkbox"/>
	Effective Age (Yrs.)	5		Manufactured House	No		Infestation	None noted							

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement					1	1		1	1			1,248
Level 1		1	1	1				3	1			1,332
Level 2												

Finished area above grade contains: 6 Rooms: 3 Bedroom(s): 1 Bath(s): 1,332 Square Feet of Gross Living Area												
DESCRIPTION OF IMPROVEMENTS	INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
	Floors	Materials/Condition	Type	HWBB	Refrigerator	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Fireplace(s) #	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>
	Walls	Drywall/Avg	Fuel	Oil	Range/Oven	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Garage	# of cars
	Trim/Finish	Wood/Avg	Condition	Avg.	Disposal	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Attached	
	Bath Floor	Ceramic/Avg	COOLING		Dishwasher	<input type="checkbox"/>	Scuttle	<input checked="" type="checkbox"/>	Porch	<input type="checkbox"/>	Detached	
	Bath Wainscot	Ceramic/Avg	Central	None	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	<input type="checkbox"/>	Built-In	
	Doors	Luan/Avg	Other	None	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Carport	
		Condition	N/A	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway	6 +/-	

Additional features (special energy efficient items, etc.): See Attached Addendum.

COMMENTS	Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: <u>Physical</u>
	depreciation is based on effective age. No functional or economic obsolescence was noted.
	Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: <u>See Attached Addendum.</u>

mm32



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

5/25/04

Date

Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

I. Owner Information: Phone Number: (845) 496-0740
WILLIAM SHERMAN Fax Number: ()

(Name)

9 Lakeside Dr.

(Address)

II. Applicant: same Phone Number: ()
(Name) Fax Number: ()

(Address)

III. Forwarding Address, if any, for return of escrow: Phone Number: (845) 496-0740
Fax Number: ()

(Name)

9 Lakeside Dr. New Windsor

(Address)

IV. Contractor/Engineer/Architect/Surveyor/: Phone Number (845) 565-7433
MR. SHED Fax Number: (845) 561-0229

(Name)

520 Blooming Grove Tpke New Windsor

(Address)

V. Property Information:

Zone: R-4 Property Address in Question: 9 Lakeside Dr.

Lot Size: 0.55 acres Tax Map Number: Section 60 Block 1 Lot 18.3

- a. What other zones lie within 500 feet? none
- b. Is pending sale or lease subject to ZBA approval of this Application? no
- c. When was property purchased by present owner? 2/00
- d. Has property been subdivided previously? no If so, When:
- e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? no
- f. Is there any outside storage at the property now or is any proposed? proposed

****PLEASE NOTE:****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

04-45

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	10 ft	7 ft	3 ft
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

04-45

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

We currently have no garage or outside storage space for purchases we have made that are too dangerous to store in the house (snow blower, grill, lawn mower, etc.) because of the gasoline or propane involved. Most houses in our neighborhood, including our immediate neighbors, already have sheds on their property. We do not believe a 3 ft variance is substantial or that it will have any adverse effect or impact on the neighborhood. Our property is such that there is no other area to place a shed other than this site.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

04-45

COMPLETE THIS PAGE ☐

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT THREE(3) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

25 day of May 2004.

Cheryl L. Canfield

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County

Signature and Stamp of Notary #01CA8073319
Commission Expires April 22, 2006

William J. Sherman
Owner's Signature (Notarized)

WILLIAM J. SHERMAN

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

04-45

SURVEY READING

Title No. **PAL15831**

Survey made by Zimmerman Engineering dated 7-18-86 last redated 3-27-88
a one and a half story frame house and more erected thereon, and the following:

1. Service wires enter premises from Lakeside Road.
2. Driveway extends an undetermined distance onto Lakeside Road.
3. Shed lies south of southerly line.

No other variations, encroachments or projections.

INSPECTION REPORT dated 2-23-00 shows the following:

1. Concrete walk on southerly side of dwelling.
2. Level wood platform on westerly side of dwelling.

No other changes.

next

PREMIER ABSTRACT, LTD.

Routes 100 & 202, Somers, NY 10589 (914) 276-3040

04-45

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.


1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (*self-sealing envelopes are much appreciated*) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. ***YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.***

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

**** MUST READ AND SIGN ****

I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).


SIGNATURE

5/25/04
DATE

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE. (JULY AND AUGUST – ONE MEETING PER MONTH ONLY)



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO
IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE: \$ 50.00

*ESCROW: \$300.00

****DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE: \$150.00

*ESCROW: \$500.00

****DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE: \$150.00

*ESCROW: \$500.00

****DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE: \$150.00

*ESCROW: \$500.00

****DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"



LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME